

Part 20.25A Downtown-20.25A.020.B.4**B. Exceptions to Dimensional Requirements.****4. Height Exceptions.**

a. The maximum height identified in subsection A of this section may be increased by no more than 15 percent or 15 feet, whichever is greater, and only if the applicant can demonstrate that the additional height accommodates architecturally integrated mechanical equipment, interesting roof forms, significant floor plate modulation, significant facade modulation, or other such unique architectural features, and that the resulting design exceeds the quality and design requirements of LUC 20.25A.110.

b. In the area of the Downtown bounded on the west by Bellevue Way, on the east by 112th Avenue NE, on the south by NE 4th Street and on the north by NE 8th Street, the maximum height identified in LUC 20.25A.020.A may be exceeded if the major pedestrian corridor is constructed as required by LUC 20.25A.100.E.1, or if the major public open space is constructed as required by LUC 20.25A.100.E.4. The maximum height may only be exceeded by the amount required to accommodate the additional Floor Area Ratio provided under LUC 20.25A.030.C.16 or to accommodate the additional Floor Area Ratio provided under LUC 20.25A.100.E.4.d, or a combination thereof. Heights may be exceeded under this provision only to the extent depicted on the map entitled "Heights in Core Design District" in LUC 20.25A.030.E.

c. Except within the Perimeter Design District, the maximum building height can be exceeded if right-of-way is dedicated as provided by subsection D of this section but only to the extent of the floor area earned as a result of the dedication. This provision does not preclude the applicability of subsection B.4.a of this section but in no event may the combined effect of applying that subsection and this subsection be to increase the building height over the maximum building height set forth in subsection A.2 of this section by more than 10 percent or 15 feet, whichever is greater.